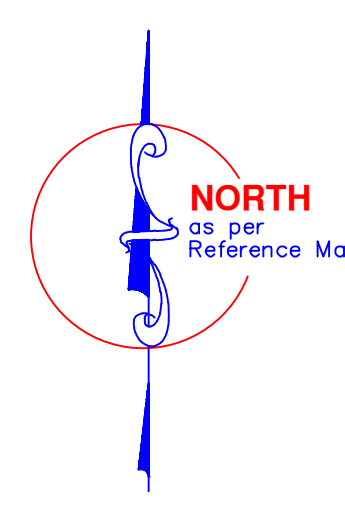


LEGEND

- TRAFFIC SIGN
- MALIBOX
- WELL
- REBAR
- METAL PIPE
- UTILITY POLE
- UTILITY LINE
- WIRE FENCE
- WOOD FENCE
- EDGE OF WOODS
- APPROXIMATE TAX MAP PARCEL LINE



Lands of
Bajram B. & Hasija
Cekovic
Deed Liber 2526 Page 273
SBL: 109.1-4-52.200

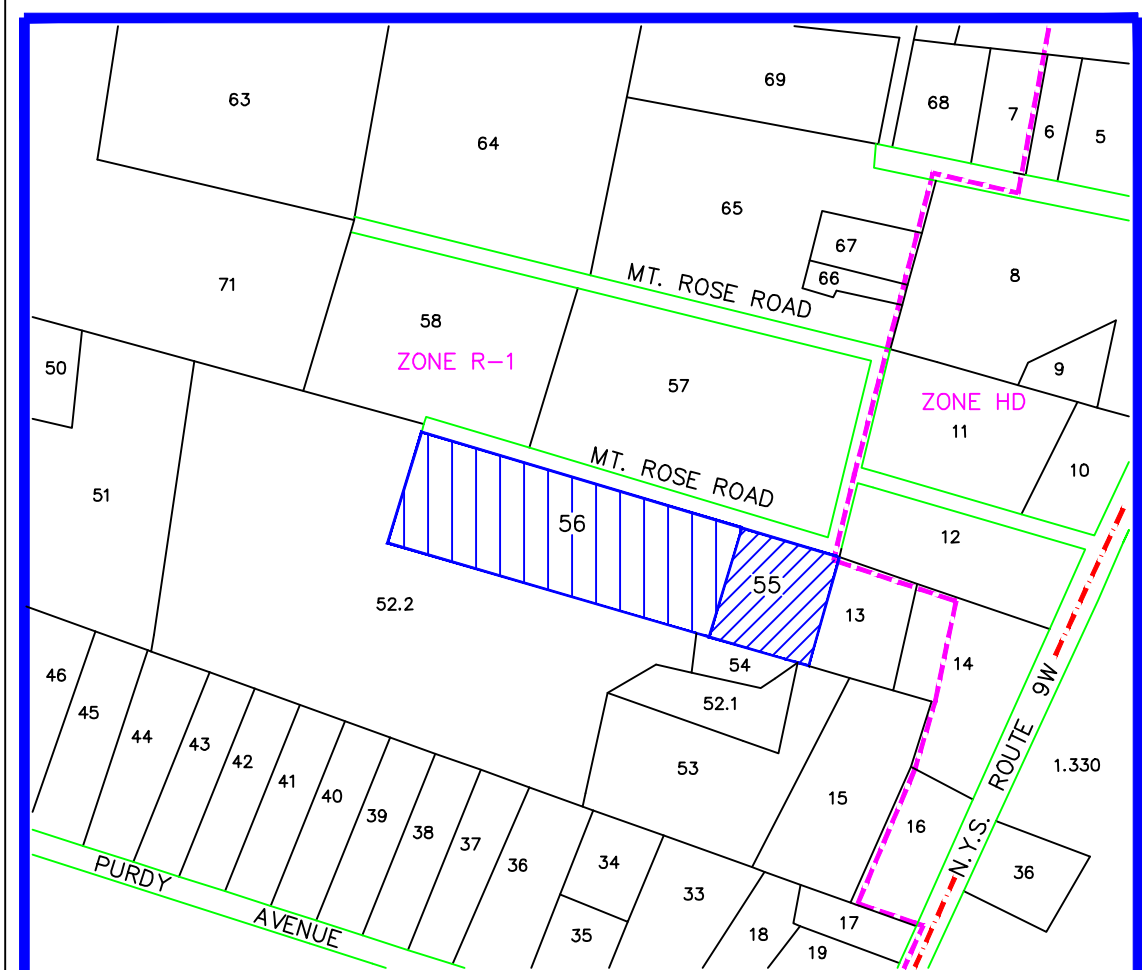
Lands of
Adam H.J. Broza &
Danielle L. Steinberg
Deed Liber 6777 Page 179
SBL: 109.1-4-58

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
R-1	1 ACRE	0.97 ACRE	1.25 ACRE	4.07 ACRE	3.45 ACRE
MINIMUM LOT AREA	150'	185'	246'	704'	643.3'
MINIMUM LOT DEPTH	200'	227'	227'	225.6'	225.6'
MINIMUM FRONT YARD SETBACK	35'	179.8'	179.8'	41.5'	41.5'
MINIMUM SIDE YARD SETBACK	35'/70'	17.4'/139'	78'/139'	99.4'/561'	48.8'/561'
MINIMUM REAR YARD SETBACK	50'	27.4'	27.4'	148'	148'
MINIMUM BUILDING HEIGHT	35'	<35'	<35'	<35'	<35'
MINIMUM BUILDING COVERAGE	20%	1.7%	1.6%	1.0%	1.1%



LOCATION MAP SCALE: 1"= 2000'
USGS QUADRANGLE: WAPPINGERS FALLS



SECTION : 109.1, BLOCK : 4, LOTS : 55 & 56
TAX MAP SCALE: 1"= 400'

TOTAL AREA : 5.16 ACRES

REFERENCE MAP :
1) "Map of Survey of Lands of Tara Ann Lordi" dated 26 February, 2021 by Brooks & Brooks L.S. P.C.
2) "Map of Lands of Theresa A. Muscarella" filed with the Ulster County Clerk's Office on 22 August, 1978 as Filed Map No. 3726.

REFERENCE DEED :

TM LOT 56	TM LOT 55
County of Ulster	County of Ulster
- to -	- to -
Tara Ann Lordi	Tara Ann Lordi
Deed Liber 3071 Page 273	Deed Liber 3071 Page 271
Dated 28 June, 2000	Dated 28 June, 2000
Filed 21 August, 2000	Filed 21 August, 2000

RECORD OWNER :
Tara Ann Lordi
11199 Polo Club Road
Wellington, FL 33414

- NOTES :**
- 1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 - 2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
 - 3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
 - 4) Subject to whatever state of facts a complete search of title may reveal.
 - 5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said Certifications shall run to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
 - 6) Subsurface structures not visible or readily apparent are not shown and their location and extent are not certified.
 - 7) Subject to any right, title or interest the public may have in and to that portion of Mt. Rose Street & Front Street Extension used for highway purposes.
 - 8) Parcel together with and subject to the provisions of a Common Road Maintenance Declaration dated 27 April, 1999 and recorded with the Ulster County Clerk's Office in Liber 2923 at Page 271.
 - 9) Parcel A to be conveyed to and combined with Tax Map Lot 55 and is not to be considered a buildable lot unto itself.
 - 10) Parcel B to be offered for dedication, to the Town of Marlborough, to be used for Road purposes for Mt. Rose Road. Southerly bounds of Parcel B computed 25' from existing center line.
 - 11) Approximate 2' Contours and Elevations based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM.
 - 12) Tax Map Lot 55 served by Municipal water.

SBL 109.1-4-56 4.07 ACRES
- PARCEL A 0.28 ACRES
- portion of Parcel B 0.34 ACRES
LOT 2 3.45 ACRES

SBL 109.1-4-55 0.97 ACRES
+ PARCEL A 0.28 ACRES
- portion of Parcel B 0.12 ACRES
LOT 1 1.25 ACRES

Dig Safe, New York
Call 811
before you dig

REVISED: 19 October, 2021 - Final
REVISED: 05 October, 2021 - remove lot 3

BROOKS & BROOKS
LAND SURVEYORS, P.C.
SURVEYING • PLANNING • GIS

11 Main Street
Highland, NY 12528
845-691-7339
WWW.BNBPC.BIZ

Patricia Pauli Brooks, L.S. Registration No. 49795
Richard C. Brooks, L.S. Registration No. 49600
Christopher T. Grey, L.S., Associate Registration No. 51064

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field in February 2021 and June 2021 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

By: Patricia Pauli Brooks, L.S. map 7-21-21 field 7-14-21 plotting check
© Copyright 2021, by Brooks & Brooks, L.S.P.C. closure check 10-20-21
12 July, 2021 PROJ#8253, DWG#8253-991ir.DWG

FINAL
MAP OF LOT LINE REVISION
OF LANDS OF
TARA ANN LORDI
- SITUATE -
TOWN OF MARLBOROUGH - ULSTER COUNTY, NEW YORK

GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.

PLANNING BOARD ENDORSEMENT

OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agrees to file this map with the Ulster County Clerk.

Signature _____ Date _____

Lands of
Richard J. & Emma M.
Davis
Deed Liber 3067 Page 066
SBL: 109.1-4-54

Lands of
Michael H. & Karen
Sureski
Deed Liber 3900 Page 257
SBL: 109.1-4-52.100

Lands of
Michael Denaro &
Irene Denaro
Deed Liber 5734 Page 299
SBL: 109.1-4-53

Lands of
Mildred Tapia
Deed Liber 3244 Page 018
SBL: 109.1-4-12

Lands of
Liborio Larussa
Deed Liber 2444 Page 219
SBL: 109.1-4-13

Lands of
Bajram B. & Hasija
Cekovic
Deed Liber 2526 Page 273
SBL: 109.1-4-52.200

Lands of
Adam H.J. Broza &
Danielle L. Steinberg
Deed Liber 6777 Page 183
SBL: 109.1-4-57